



Shard End Crescent
Birmingham

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Property Description

Burchell Edwards are delighted to present an opportunity to purchase a rare bungalow in Shard end. This property is suitable for all type of buyers with plenty of potential, whether you are looking for a spacious family home with good school catchments or looking for one level living in a stunning bungalow setting.

Well maintained and thoroughly loved throughout, this property is ready to move in with a large modern Kitchen/Breakfast room being a perfect focal point in this home whilst offering many other benefits

The bungalow is two bedrooms with plenty of living space throughout along with some unique features such as the large driveway and rear garden whilst maintaining modern decor throughout. The property is situated in a convenient location which provides access to local amenities, schooling and public transport links

Please call to arrange viewings before missing out.

Entrance Hall

Double glazed window to rear and side elevation, door to front elevation laminate flooring, ceiling lights, central heating radiator.

Lounge

Double glazed window to front elevation, laminate flooring, TV point, radiator, ceiling lights.

Kitchen/Diner

Double glazed window to rear elevation, double glazed upvc door to conservatory, radiator, tiled flooring and tiling to splash prone areas, wall and base units with work surface, boiler, sink with drainer unit, gas hob, electric single oven, laminate flooring in dining room.

Conservatory

Double glazed window to rear and side elevation, patio doors to garden and central heating radiator, tiled flooring.

Bedroom One

Double glazed window to front elevation, fitted wardrobes, laminate flooring and ceiling lights, central heating radiator.

Bedroom Two

Double glazed window to rear elevation, laminate flooring, ceiling lights, and central heating radiator.

En-Suite

Wet room style floor, shower, wash hand basin, tiled flooring, ceiling lights.

Bathroom

Laminate flooring, tiled walls and heated towel rail, ceiling lights, W.C, bath with shower over, bath with mixer taps.

Front Garden

Large gravel driveway.

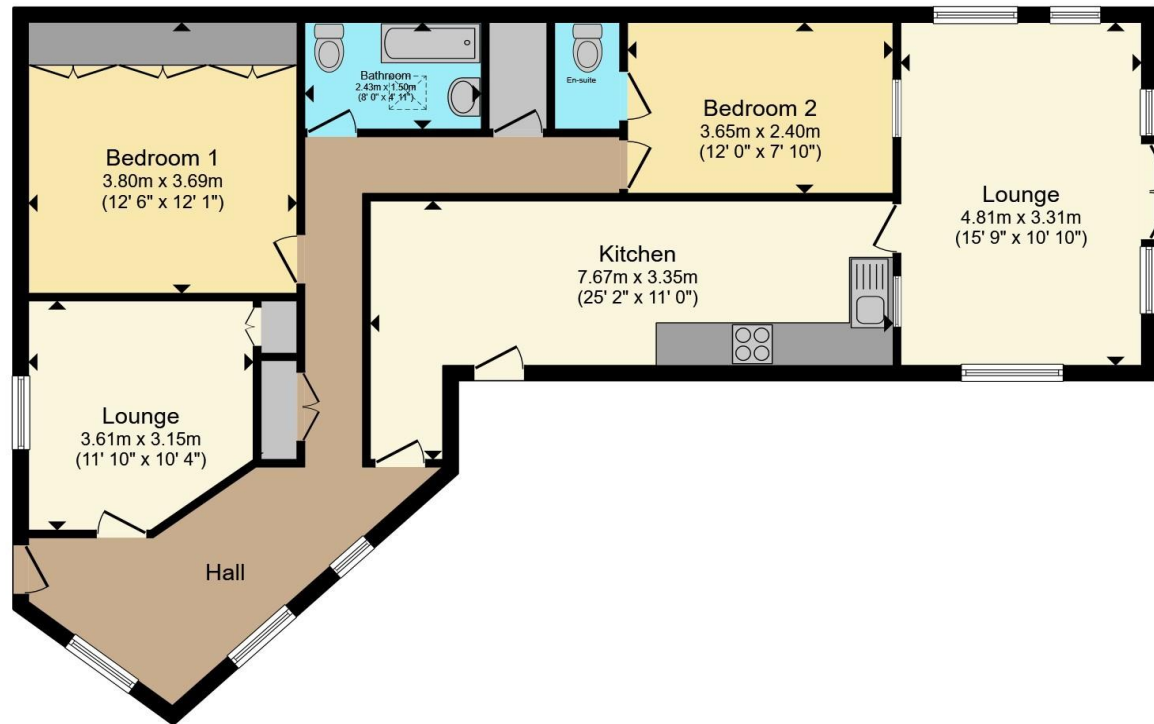
Rear Garden

Lawn access from side passage, rear access, paved patio.









Total floor area 93.0 m² (1,001 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211290



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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